

1 BILL NO. R-88-01-17

2 DECLARATORY RESOLUTION NO. 04-88

3
4 A DECLARATORY RESOLUTION confirming
5 the designation of an "Economic Revitalization
6 Area" under I.C. 6-1.112.1 for property
7 commonly known as
8 1802 Winter Street,
9 Fort Wayne, Indiana, (Midwest Custom
10 Services, Petitioner)

11 WHEREAS, Common Council has previously designated
12 by Declaratory Resolution the following described property
13 as an "Economic Revitalization Area" under Division 6,
14 Article II, Chapter 2 of the Municipal Code of the City
15 of Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1.,
16 to wit;

17 South 3.19 Acres North of Conrail
18 West of Winter Street, 3 ½ N.E.
19 ¼ 12-30-12;

20 said property more commonly known as 1802 Winter Street,
21 Fort Wayne, Indiana;

22 WHEREAS, recommendations have been received from
23 the Committee on Finance and the Department of Economic
24 Development concerning said Resolution;

25 WHEREAS, notice of the adoption and substance
26 of said Resolution has been published in accordance with
27 I.C. 5-3-1 and a public hearing has been conducted on said
28 Resolution;

29 WHEREAS, if said Resolution involves an area
30 that has already been designated an allocation area under
31 I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission
32 has adopted a Resolution approving the designation.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
34 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, the Resolution previously designating
36 the above described property an "Economic Revitalization
37 Area" is confirmed in all respects.

38 SECTION 2. That, the hereinabove described property

1
2 PAGE TWO

3 is hereby declared an "Economic Revitalization Area" pursuant
4 to I.C. 6-1.1-12.1, said designation to begin on the effective
5 date of this Resolution and continue for a one (1) year
6 period. Said designation shall terminate at the end of
7 that one (1) year period.

8 SECTION 3. That, said designation of the hereinabove
9 described property as an "Economic Revitalization Area"
10 shall only apply to a deduction of the assessed value of
11 personal property for new manufacturing equipment.

12 SECTION 4. That if the proposed development
13 does not occur, the approximate current year tax rates
14 for this site would be \$10.7688/\$100.

15 SECTION 5. That if the proposed development
16 does occur and no deduction is granted, the approximate
17 current year tax rate for the site would be, \$10.7688/\$100,
18 (the change would be negligible).

19 SECTION. 6. That if the proposed development occurs
20 with, the deduction percentage of fifty percent (50%)
21 as assumed, the approximate current year tax rate for the
22 site would be \$10.7688/\$100, (the change would be negligible).

23 SECTION. 7. Pursuant to I.C. 6-1.1-12.1-3(b)(1)
24 it is hereby determined that the deduction from the assessed
25 value of the real property shall be for a period of ten
26 (10) years.

27 SECTION 8. That this Resolution shall be in
28 full force and effect from and after its passage and any
29 and all necessary approval by the Mayor.

30
31
32
APPROVED AS TO FORM
AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Harold B. Reed
Councilmember

Read the first time in full and on motion by Reed, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, 19____, the _____ day of _____, at _____ o'clock _____ M., E.S.T.

DATED: 1-12-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Redd, and duly adopted, placed on its passage. ~~PASSED~~ LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 1-26-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. R-04-88 on the 26th day of January, 1988,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of January, 1988 at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day of February, 1988, at the hour of 9:45 o'clock A. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 ✓ Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Midwest Custom Services

Address of Applicant's Principal Place of Business:

1802 Winter Street
Fort Wayne IN

Phone Number of Applicant: (219) 423-3402

Street Address of Property Seeking Designation: 1802 Winter Street

S.I.C. Code of Substantial User of Property: 8999

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>✓</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>✓</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>✓</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>✓</u>
Is the project site within a platted industrial park?	<u> </u>	<u>✓</u>
Is the project site within the designated downtown area?	<u> </u>	<u>✓</u>
Is the project site within the Urban Enterprise Zone?	<u>✓</u>	<u> </u>

Will the project have ready access to City Water? ☒ ☐

Will the project have ready access to City Sewer? ☒ ☐

Is any adverse environmental impact anticipated by reason of operation of the proposed project? ☐ ☒

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-3

What zoning classification does the project require? M-3

What is the nature of the business to be conducted at the project site?

Blending, grinding, AND processing of materials.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land _____

Improvements _____

Total _____

What was amount of Total Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of the proposed improvements to be made to the real estate.

Cost of Improvements: \$ _____

Development Time Frame: _____

When will physical aspects of improvements begin? _____

When is completion expected? _____

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 0

What was amount of Personal Property Taxes owed during the immediate past year? 0 for year 1986.

Give a brief description of new manufacturing equipment to be installed at the project site.

Equipment will consist of blenders, grinders, jet mills, etc.

Cost of New Manufacturing Equipment? \$ \$ 250,000

Development Time Frame: _____

When will installation begin of new manufacturing equipment? 7/87

When is installation expected to be completed? 12/91

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 6

How many permanent jobs will be created as a result of this project? 33

Anticipated time frame for reaching employment level stated above? 12/90

Current annual payroll: \$ 117,000

New additional annual payroll: \$ 823,000

What is the nature of the new jobs to be created?

machine operators, fork lift drivers, + general warehouse
employees.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

1802 Winter Street is part of the old General Electric
manufacturing facility.

In what Township is project site located? WAYNE

In what Taxing District is project site located? WAYNE

G. CONTACT PERSON:

Name & address of contact person for further information if required:

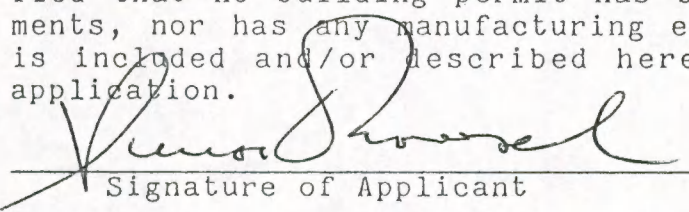
Simon Novosel

1802 Winter Street

Fort Wayne IN 46803

Phone number of contact person (219) 423-3402

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


Signature of Applicant

12/13/87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property *1802 Winter STREET*
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated). *Owner*

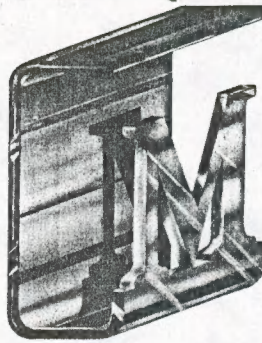
Exhibit I

Legal Description: South 3.19 Acres North of Conrail
West of Winter Street, 3 1/2 N.E.
1/4 12-30-12

1702 WINTER ST.

Exhibit II

(219) 422-6541



MIDWEST
PIPE & STEEL, INCORPORATED
BOX 11572, FORT WAYNE, INDIANA 46859

I certify and approve as landlord the application by Midwest
Custom Services, Inc., in the economic revitalization area.

Jerome F. Henry Jr.
/s/ Jerome F. Henry Jr.

BILL NO. R-88-01-17

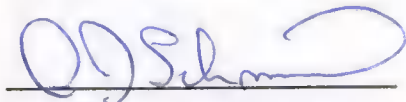
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) confirming the
designation of an "Economic Revitalization Area" under I.C.
6-1.1-12.1 for property commonly known as 1802 Winter Street
Fort Wayne, Indiana (Midwest Custom Services, Petitioner)

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (~~RESOLUTION~~)

YES

NO



DONALD J. SCHMIDT
CHAIRMAN



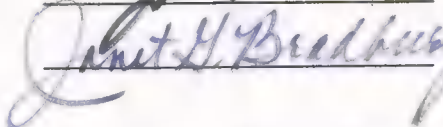
CHARLES B. REDD
VICE CHAIRMAN



SAMUEL J. TALARICO




JAMES S. STIER



JANET G. BRADBURY

CONCURRED IN

1-26-88


Sandra E. Kennedy
City Clerk

All America City



Most Livable City

THE CITY OF FORT WAYNE

January 13, 1988

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of
January 16, 1988, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

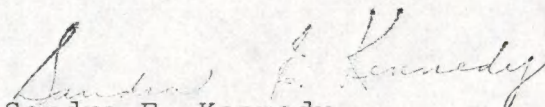
Bill No. R-88-01-15 & R-88-01-17
Declaratory Resolution

Bill No. R-88-01-16 & R-88-01-18
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from
both newspapers.

Thank you.

Sincerely yours,


Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-88-01-15 AND R-88-01-17)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 1-12-88,
date
designating property at 1802 Winter Street, Fort Wayne, Indiana
(Midwest Custom Services, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, January 26, 1988, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, City-County Bldg., One Main
Street, Fort Wayne, Indiana 46802

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

To: The News-Sentinel Dr.

(Governmental Unit)

P.O. Box 100
Fort Wayne, INAllenCounty, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

517224

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines
at .330 cents per line\$ 7.92Additional charge for notices containing rule or tabular work
(50 percent of above amount)Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 2 extra2.00

TOTAL AMOUNT OF CLAIM

\$ 9.92

DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla RooseDate: January 16, 19 88Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time 1/16/88, the dates of publication being as follows:1/16/88Drusilla RooseSubscribed and sworn to before me this 16th day of January, 19 88.Shelley R. LaRue
Shelley R. LaRue Notary PublicMy commission expires: March 3, 1990NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-88-01-15
AND R-88-01-17)

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City Clerk

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)	
-- number of equivalent lines	
Head -- number of lines	5
Body -- number of lines	17
Tail -- number of lines	2
Total number of lines in notice	24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines	
at .330 cents per line	\$ 7.92
Additional charge for notices containing rule or tabular work (50 percent of above amount)	
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 2 extra	2.00
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Date: January 16, 19 88 Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time , the dates of publication being as follows:
1/16/88

Subscribed and sworn to before me this 16th day of January, 19 88

Shelley R. LaRue
Notary Public

My commission expires: March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-88-01-15
AND R-88-01-17)
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City Clerk